



Granary Cottage

Piddletrenthide

£350,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



This three-bedroom, end of terrace family home offers a wonderful opportunity to acquire a delightful residence situated within the peaceful and sought after village of Piddletrenthide. Offering charm and character throughout, the property offers well-presented accommodation including a generous reception room, dining room, kitchen/breakfast room, ground floor WC and family bathroom. The property benefits from a lovely, low maintenance rear garden and two allocated parking spaces. In addition, there are stunning rural views to the rear and a plethora of nearby countryside walks. EPC rating D.

Piddletrenthide is a quintessentially English village nestled in the picturesque Piddle Valley of Dorset, its unusual name deriving from its position on the River Piddle and its historical assessment of thirty hides in the Domesday Book. The village and neighbouring village, Piddlehinton, offers amenities including charming pubs providing dining and accommodation and a new farm shop. For more comprehensive services and entertainment, the nearby county town of Dorchester is located just eight miles to the south. The beautiful Dorset Downs surround the area, placing it within the Dorset Area of Outstanding Natural Beauty (AONB), offering excellent opportunities for walking and exploring the countryside, including the nearby village of Cerne Abbas with its famous giant chalk figure, and the literary connections to Thomas Hardy's birthplace.



Entrance is via a newly installed front door onto a spacious hallway with wood effect flooring, a useful storage cupboard and ground floor cloakroom. Stairs rise to the first floor. Access is gained to the generous reception room with front aspect window and double doors through to the dining area. The cosy and characterful room boasts a central wood burning stove surrounded by exposed brick chimney breast and wooden beam. Steps lead to the dining room with tiled flooring and generous French doors overlook and open onto the rear garden.

Access to the kitchen/breakfast room is gained via the hallway and an opening from the dining room. Renovated in 2023, the kitchen remains in-keeping with the style of the property with Belfast sink, shaker style units and wooden worksurface with upstands. The room boasts modern integrated appliances including electric oven, four-ring electric hob and a dishwasher. Space is provided for further appliances and a tiled floor completes the look.

The quality of finish and presentation continues to the first floor where the landing provides access to three bedrooms, a family bathroom, and an airing cupboard. The bathroom is fitted with a suite comprising a WC, a wash hand basin and a panel enclosed p-shaped bath with power shower over. The floor is tiled and there are part tiled walls.

Externally, there is a delightful low maintenance garden to the rear of the property that enjoys a south-westerly aspect. The garden is mainly laid to lawn with an area of paving abutting the property, ideal for alfresco dining. A concealed area houses the oil storage tank and boiler and a side gate offers direct external access to the parking area where there are two allocated spaces.

Services:

Mains electricity, water and drainage are connected.

Oil fired central heating.

Agents Notes:

The seller advises they contribute towards the upkeep of the shared driveway on an ad-hoc basis. The drive was fully re-gravelled in the last 2-3 years.

Since the EPC, a new oil boiler was installed at the property in 2021

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D.

Broadband and Mobile Service:

At the time of the listing, standard, broadband is available.

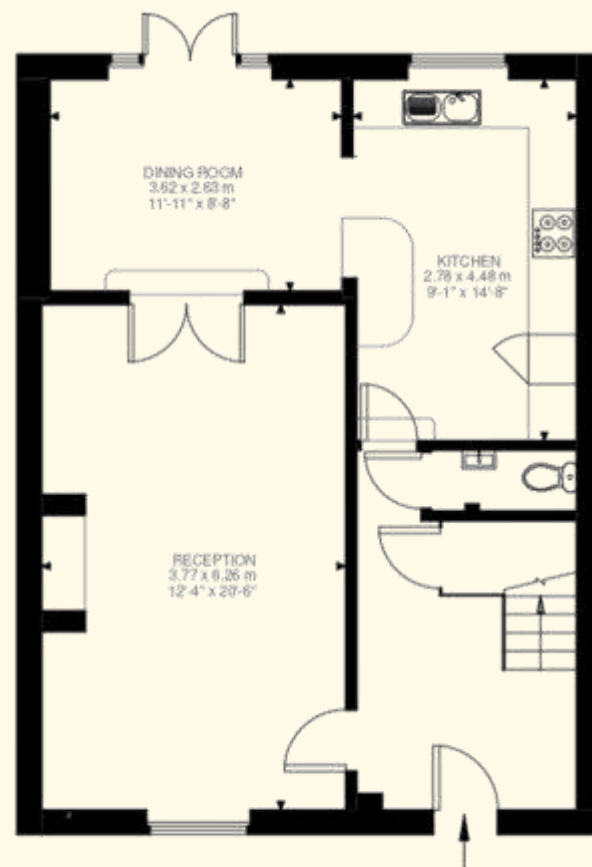
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>



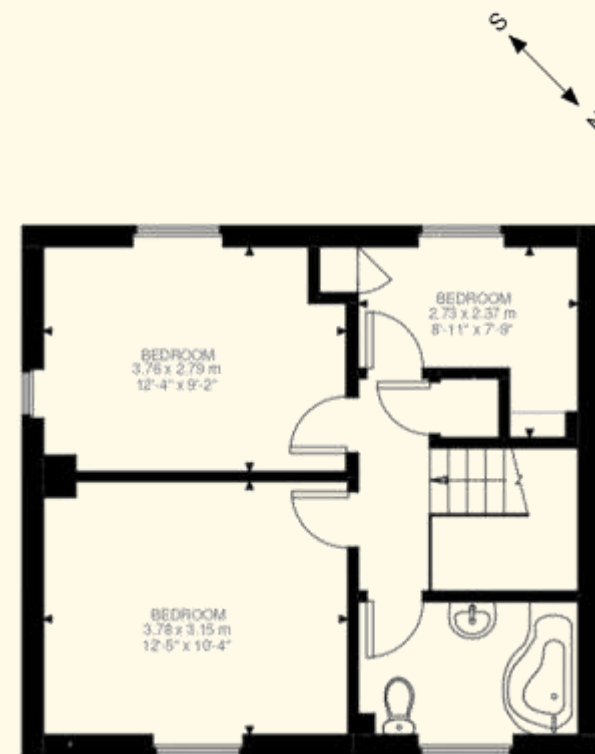
Ground Floor
648 ft²

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



First Floor
439 ft²

Granary Cottage, DT2
Approximate Gross Internal Area
101.00 SQ.M / 1087 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.